A New Zoning Code for a 21st Century Los Angeles

re:code LA – WebCode

APA 2017 National Planning Conference
Smart Cities Award Facilitation Discussion—May 7, 2017
#9107327
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re:code LA

A comprehensive zoning code revision with an emphasis on creating an interactive, customized experience

For more information visit re:code.la
History & Background

1946, first & last time zoning regulations were comprehensively revised.
History & Background
Zoning Code Today
Meet WebCode

A modern, web-based version of LA’s new Zoning Code that is interactive, customized, and optimized for mobile devices
Create Zoning Summary

Tell us about your property or use, and we'll highlight sections of the Zoning Code that apply to you.

My address
630 S Broadway
Note: Directions (N, S, W, E) and suffixes (Ave, Blvd, etc) are ignored.
Example: For W Van Nuys Blvd, enter "Van Nuys".

Terms and conditions
The service provided herein is not intended to constitute, nor should be construed as, professional services of any kind, nor does it represent a final determination or assurance of the issuance of permits or entitlement approvals by the City of Los Angeles. Before proceeding with any project, the user is solely responsible for seeking legal, accounting, real estate, business, tax or other professional advice.

I agree to terms and conditions.

Next
Create Zoning Summary

Tell us about your property or use, and we'll highlight sections of the Zoning Code that apply to you.

STEP 1

Select your address: 630 Broadway (Community Plan Area: Urban City)

Next
Create Zoning Summary

Tell us about your property or use, and we'll highlight sections of the Zoning Code that apply to you.

STEP 1  STEP 2  STEP 3

We have a match and determined that your property is zoned [D-TC4-S][MXE]. Please select any additional interests you want included in your zoning summary.

Create Summary
General Provisions and Zoning

Chapter 1 of the City of Los Angeles Municipal Code

Version 1.2.3
Effective date 10/21/2016
Sec. 3.2.2. Traditional Core (TC1, TC2, TC3, TC4)

A. Description
The Traditional Core Form Districts reinforce traditional and recognizable development pattern in Downtown Los Angeles. These Form Districts are intended to guide development that is responsive to and respectful of the predominant form, while supporting the reuse and protection of existing structures. Traditional Core Form Districts are characterized by fine grain floor activation and high lot coverage.

B. Form Districts
1. Traditional Core 1 (TC1)
   a. This District allows for maximum site planning flexibility; building footprints are enabled to occupy the entire site. Outdoor amenity space can be provided in a variety of ways, but the maximum building coverage allows for all of this space to be
Sec. 3.3.1. Shopfront (S)

<table>
<thead>
<tr>
<th>Shopfront Frontage</th>
<th>Priority St.</th>
<th>Non Priority St.</th>
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<tbody>
<tr>
<td>Transparency</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A Ground story (min)</td>
<td>70%</td>
<td>50%</td>
</tr>
<tr>
<td>B Upper story (min)</td>
<td>20%</td>
<td>20%</td>
</tr>
<tr>
<td>C Blank wall area (max)</td>
<td>20'</td>
<td>30'</td>
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Story Height
# Sec. 9.7.3. Use Table (MXO, MXE)

<table>
<thead>
<tr>
<th>Use Category/Specific Use</th>
<th>Mixed Use Office (MXO)</th>
<th>Mixed Use Entertainment (MXE)</th>
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<tr>
<td>Residential</td>
<td>L</td>
<td>P</td>
</tr>
<tr>
<td>Household Unit, except as listed below:</td>
<td>L</td>
<td>P</td>
</tr>
<tr>
<td>Residential Hotel</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Caretaker Unit</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Mobilehome</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Secondary Dwelling Unit</td>
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<tr>
<td>Homeless Shelter</td>
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<td>Single Housekeeping Unit</td>
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<td>L</td>
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<tr>
<td>Dormitory</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Residential Care Facility for the Elderly</td>
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<td>--</td>
</tr>
<tr>
<td>Senior Independent Living</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Drug Abuse Recovery or Treatment Facility, Licensed, as listed below:</td>
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<td></td>
</tr>
<tr>
<td>6 or fewer</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>7 or more</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Community Care Facilities, Licensed, as listed below:</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>6 or fewer</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>7 or more</td>
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<td>--</td>
</tr>
</tbody>
</table>
Sec. 9.7.4. Use Limitations (MXO, MXE)

A. Alcohol Sales

1. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.

2. The hours of operation for the alcohol-serving facility shall be from 6 a.m. to 2 a.m., daily. Afterhours use of the facility, other than for routine clean-up and maintenance, is not permitted. The operating hours shall be posted at the entrance of the facility and on the menu.

3. The conditions of this grant, a police permit, a copy of a business license, insurance information and an emergency contact phone number for the operator and valet services shall be retained on the premises at all times and be immediately produced upon request of the Los Angeles Police Department, the Department of City Planning, State Department of Alcoholic Beverage Control or other responsible agencies. The manager and all employees shall be knowledgeable of these Conditions.

4. Patron seats shall not exceed the maximum capacity/occupancy permitted by the Los Angeles Fire Department and the Department of Building and Safety.

5. The operator shall be responsible for mitigating the potential negative impacts of its operation on surrounding users, especially, noise derived from patrons exiting and crowd control during entry and exiting.

6. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.

7. Within six months of the effective date of this action, all employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department “Standardized Training for Alcohol Retailers” (STAR). Upon completion of such training the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Zoning Administrator Department of Building and Safety as evidence of compliance. Employees shall attend the training on an annual basis.

8. No employee or agent shall be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while on the premises, nor shall the licensee provide, permit, or make available, either gratuitously or for compensation, male or female patrons who act as escorts, as companions, or guests of and for the customer.

9. No special events shall be held on the premises.

10. The owner/operator shall at all times maintain the abutting sidewalk and alley free of obstruction.

11. The owner/operator shall maintain video surveillance of all common areas of the building.
No special events shall be held on the premises.

The owner/operator shall at all times maintain the abutting sidewalk and alley free of obstruction.
B. Form Districts

1. Traditional Core 1 (TC1)
   a. This District allows for maximum site planning flexibility; building footprints are enabled to occupy the entire site. Outdoor amenity space can be provided in a variety of ways, but the maximum building coverage allows for all of this space to be provided on upper terraces.
   b. This District focuses on maintaining a strong pedestrian orientation along streets. The Build-To Range ensures that a majority of the street-front is occupied by building, with the exception of an occasional plaza. Parking is required to be located away from the street.
   c. This District offers a Floor Area Ratio that allows for the development of medium-rise buildings with a story height limit. Buildings are required to maintain a high street-wall that is in keeping with the surrounding context. In order to provide more porous black patterns, buildings must be broken up at a certain length or provide pedestrian-friendly circulation opportunities.
   d. Buildings are required to provide basic levels of features that reinforce unique and recognizable character, with provisions for contextual building massing and detail provisions.

2. Traditional Core 2 (TC2)
   a. This District allows for maximum site planning flexibility; building footprints are enabled to occupy the entire site. Outdoor amenity space can be provided in a variety of ways, but the maximum building coverage allows for all of this space to be provided on upper terraces.
   b. This District focuses on maintaining a strong pedestrian orientation along streets. The Build-To Range ensures that a majority of the street-front is occupied by building, with the exception of an occasional plaza. Parking is required to be located away from the street.
   c. This District offers the maximum Floor Area Ratio in the City, allowing for the development of High-rise buildings with unlimited story height. Buildings are required to maintain a high street-wall that is in keeping with the surrounding context. In order to provide more porous black patterns, buildings must be broken up at a certain length or provide pedestrian-friendly circulation opportunities.
   d. Buildings are required to provide basic levels of features that reinforce unique and recognizable character, with provisions for contextual building massing and detail provisions.

3. Traditional Core 3 (TC3)
   a. This District allows for maximum site planning flexibility; building footprints are enabled to occupy the entire site. Outdoor amenity space can be provided in a variety of ways, but the maximum building coverage allows for all of this space to be provided on upper terraces.
   b. This District focuses on maintaining a strong pedestrian orientation along streets. The Build-To Range ensures that a majority of the street-front is occupied by building, with the exception of an occasional plaza. Parking is required to be located away from the street.
   c. This District offers the maximum Floor Area Ratio in the City, allowing for the development of High-rise buildings with unlimited story height. Buildings are required to maintain a mid-range street-wall that is in keeping with the surrounding context. In order to provide more porous black patterns, buildings must be broken up at a certain length or provide pedestrian-friendly circulation opportunities.
   d. Buildings are required to provide basic levels of features that reinforce unique and recognizable character, with provisions for contextual building massing and detail provisions.

4. Traditional Core 4 (TC4)
   a. This District allows for maximum site planning flexibility; building footprints are enabled to occupy the entire site. Outdoor amenity space can be provided in a variety of ways, but the maximum building coverage allows for all of this space to be provided on upper terraces.
   b. This District focuses on maintaining a strong pedestrian orientation along streets. The Build-To Range ensures that a majority of the street-front is occupied by building, with the exception of an occasional plaza. Parking is required to be located away from the street.
   c. This District offers the maximum Floor Area Ratio in the City, allowing for the development of High-rise buildings with unlimited story height. Buildings are required to maintain a high street-wall that is in keeping with the surrounding context. In order to provide more porous black patterns, buildings must be broken up at a certain length or provide pedestrian-friendly circulation opportunities.
City Staff Can Manage Zoning Code Online
Improves Internal & External Coordination
### Version Control Traces Changes

#### Web Code Administration

**Manage Zoning Code**

**Current Version: 1.0.8**

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</table>
How Does it Work?
DYNAMIC ZONING APPROACH

[FORM-FRONTAGE] [USE-DENSITY]

BUILDING

RELATIONSHIP TO THE STREET

PERMITTED USES

NUMBER OF UNITS

Built Environment

Activity
Traditional Core

Sec. 3.2.2. Traditional Core (TC1, TC2, TC3, TC4)

A. Description

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   a. This District allows for maximum site planning flexibility; building footprints are enabled to occupy the entire site. Outdoor amenity space can be provided in a variety of ways, but the maximum building coverage allows for all of this space to be provided on upper terraces.
   b. This District focuses on maintaining a strong pedestrian orientation along streets. The Build-To Range ensures that a majority of the street front is occupied by building, with the exception of an occasional plaza. Parking is required to be located away from the street.
   c. This District offers a Floor Area Ratio that allows for the development of medium-rise buildings with a story height limit. Buildings are required to maintain a low street wall that is in keeping with the surrounding context. In order to provide more porous block patterns, buildings must be broken up at a certain length or provide pedestrian-friendly circulation opportunities.
   d. Buildings are required to provide basic levels of features that reinforce unique and recognizable character, with provisions for contextual building massing and detail provisions.

2. Traditional Core 2 (TC2)
   a. This District allows for maximum site planning flexibility; building footprints are enabled to occupy the entire site. Outdoor amenity space can be provided in a variety of ways, but the maximum building coverage allows for all of this space to be provided on upper terraces.
   b. This District focuses on maintaining a strong pedestrian orientation along streets. The Build-To Range ensures that a majority of the street front is occupied by building, with the exception of an occasional plaza. Parking is required to be located away from the street.
## Taxonomy

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<th>Vocabulary Name</th>
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<tr>
<td>Use</td>
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<tr>
<td>Zone Use</td>
<td>✉️ List terms  ✦ Add terms  ✍️ Export terms</td>
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Manage Zone Form Terms

You can reorganize the terms in Tags using their drag-and-drop handles, and group terms under a parent term by sliding them under and to the right of the parent.

<table>
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<th>Name</th>
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The Zoning Code regulates all land, buildings, structures and uses within the City of Los Angeles.
Wrapping Up
WebCode is Open Source

- Approved March 2016
- Use the technology to make reports or documents searchable and interactive online
- Use our contributions and contribute back (please)
WebCode Toolkit

Contents of this file

- Overview
- Features
- Installation
- Configuration options
- Demo
- Authors
- License
Lessons Learned

1. Every paragraph needs purpose

2. Be mindful of software you pick

3. Allocate time and budget for multiple iterations of your web-based system
Timeline

- 2013: Code Evaluation
- 2015: Code Approach
- 2016: Processes & Procedures
- 2017: Downtown & Boyle Heights Zoning Options
- 2018: Citywide Standards/Regulations
- 2019: Zoning Options for Remainder of City
thank you

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